



- LEGEND:**
- SITE BOUNDARY
 - COLLECTOR ROADS
 - LOCAL ACCESS STREETS
 - TITLE/OWNERSHIP BOUNDARY
 - STANDARD RESIDENTIAL (500 - 1000 SQM)
 - LOW DENSITY RESIDENTIAL (1000 - 2000 SQM)
 - MEDIUM DENSITY RESIDENTIAL (300 - 500 SQM)
 - OPEN SPACE ASSOCIATED WITH DRAINAGE FUNCTION
 - LOCAL PARKS
 - PROPOSED RETENTION AND WETLANDS
 - EXISTING TREES
 - ROAD WIDENING (CAMPBELL RD (SM/TS))
 - EXISTING IRRIGATION CHANNEL

Two key east-west roads link River Rd and Campbell Rd to provide good permeability.

Provide links to existing east-west streets in adjoining development.

Provide links to existing open spaces to the west

Existing retaining basin expanded to provide for water quality treatment and open space needs west of Campbell Road

Provide opportunity for local neighbourhood centre on Murrumbidgee Rd and new collector road to service local community.

Local open spaces of a larger size to provide suitable areas for walking a football and play area for children within walking distance of all residents.

RACV SITE

Proposed collector road to provide optional future link to Murrumbidgee Hwy to the south.

Potential links to future development

Drainage retention & water quality treatment for southern part of DP area

Scale: 1:2500 @ A1

Date: September 2006

Rev: D

Drawn: MW/MMC



Planning & Urban Design
 Melbourne Tel: 03 9377 7330
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DEVELOPMENT PLAN

Cobram

Moira Shire Council

PLANNING & ENVIRONMENT ACT 1987
MOIRA PLANNING SCHEME

This Development Plan is pursuant to the Development Plan

Oversey Number DPO1

Council approved this plan at its meeting on 19/3/07

Delegate 

Date 25 / 2 / 08